

102.0

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Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

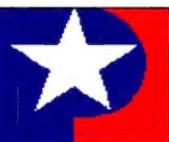
Total Card / Total Parcel  
1,229,800 / 1,229,800

USE VALUE:

1,229,800 / 1,229,800

ASSESSED:

1,229,800 / 1,229,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
171		OVERLOOK RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	GARAS KAMEEL H/TRUSTEE
Owner 2:	GARAS FAMILY REALTY TRUST
Owner 3:	

Street 1: 171 OVERLOOK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: GARAS KAMEEL H -

Owner 2: GARAS TREZA -

Street 1: 171 OVERLOOK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Vinyl Exterior and 2918 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7950	Sq. Ft.	Site		0	70.	0.83	5										460,949						460,900	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	7950.000	768,900													65654
Total Card	0.183	768,900								Entered Lot Size					GIS Ref
Total Parcel	0.183	768,900								Total Land:					GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	421.45		/Parcel:	421.45			Land Unit Type:					Insp Date

09/29/18

!8142!

**USER DEFINED**

Prior Id # 1: 65654

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	768,900	0	7,950.	460,900	1,229,800		Year end	12/23/2021
2021	101	FV	746,400	0	7,950.	460,900	1,207,300		Year End Roll	12/10/2020
2020	101	FV	746,500	0	7,950.	461,000	1,207,500		Year End Roll	12/18/2019
2019	101	FV	577,800	0	7,950.	467,500	1,045,300		Year End Roll	1/3/2019
2018	101	FV	577,800	0	7,950.	349,000	926,800		Year End Roll	12/20/2017
2017	101	FV	577,800	0	7,950.	316,100	893,900		Year End Roll	1/3/2017
2016	101	FV	577,800	0	7,950.	302,900	880,700		Year End	1/4/2016
2015	101	FV	566,600	0	7,950.	256,800	823,400		Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARAS KAMEEL H,	62829-281		10/24/2013	Convenience		1	No	No	
SCHAEJBE THOMAS	51668-469		9/10/2008		839,200	No	No		Treza Garas dod 11/14/2010
DEVITT CAROL A	50348-243		11/14/2007		350,000	No	No		
	13477-160		6/29/1978		42,500	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2008	255	New Buil	222,516			G10	GR FY10	NEW SF COLONIAL
2/12/2008	118	Demoliti	7,500					demo existing hous

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/29/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
7/14/2008	Inspected	BR	B Rossignol
10/31/2000	Hearing N/C	189	PATRIOT
12/21/1999	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																			
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	OF=SINK IN BMT.								12	WDK ( 180 )	17	15	10	22												
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:																										
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																										
Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix: 1	Rating: Very Good																												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Very Good	A Kits:	Rating:																										
Color: BEIGE	View / Desir:	Fpl: 2	Rating: Very Good	Frpl:	Rating:																										
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																										
Grade: B - Good				<b>CONDOS INFORMATION</b>																											
Year Blt: 2008	Eff Yr Blt:	Location:																													
Alt LUC:	Alt %:	Total Units:																													
Jurisdct: G10	Fact: .	Floor:																													
Const Mod:	Lump Sum Adj:	% Own:																													
<b>INTERIOR INFORMATION</b>				Name:																											
<b>DEPRECIATION</b>				Phys Cond: VG - Very Good		1.0 %																									
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Functional:				%																									
Sec Int Wall: %	Partition: T - Typical	Economic:				%																									
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Special:				%																									
		Override:				%																									
		Total:		1		%																									
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
				Basic \$ / SQ: 130.00				Rate				Parcel ID				Typ				Date				Sale Price							
				Size Adj.: 1.00983548																											
				Const Adj.: 0.99693000																											
				Adj \$ / SQ: 130.876																											
				Other Features: 126423																											
				Grade Factor: 1.33																											
				NBHD Inf: 1.00000000																											
				NBHD Mod:																											
				LUC Factor: 1.00																											
				Adj Total: 776685																											
				Depreciation: 7767																											
				Depreciated Total: 768918																											
				WtAv\$/SQ: 130.00				Juris. Factor: 1.00				Before Depr: 174.06																			
				Adj Total: 776685				Special Features: 0				Val/Su Net: 149.77																			
				Depreciation: 7767				Final Total: 768900				Val/Su SzAd: 263.50																			
				Depreciated Total: 768918																											
<b>MOBILE HOME</b>				Make:		Model:		Serial #				Year:				Color:															
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 102.0-0002-0001.0																<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
More: N	Total Yard Items:																	Total Special Features:					Total:								